

029.A

0003

0007.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
878,700 / 878,700

USE VALUE:

878,700 / 878,700

ASSESSED:

878,700 / 878,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		EVERETT ST, ARLINGTON

OWNERSHIP

Owner 1:	KIRSCH JAMIE ANDREW	Unit #:	2
Owner 2:	LEMLY DIANA CATHARINE		
Owner 3:			

Street 1: 24 EVERETT ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	SEGOOL EDWARD & ANNE -
Owner 2:	-

Street 1: 18 ERIN LN

Twn/City: BURLINGTON

St/Prov:	MA	Cntry:	
Postal:	01803		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1757 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7319																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	878,700			878,700		316594
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

1 of 1

Residential

ARDINGTON

APPRAISED:

878,700 / 878,700

USE VALUE:

878,700 / 878,700

ASSESSED:

878,700 / 878,700

Total Card / Total Parcel

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

878,700 / 878,700

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH

RESIDENTIAL GRID												
1st Res Grid	Desc: Line 1			# Units: 1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB:	1				

UnSketched SubAreas:
GLA: 1757,
BMT: 430,

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:		%	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.24760950
Const Adj.:	0.98000199
Adj \$ / SQ:	360.685
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	921114
Depreciation:	42371
Depreciated Total:	878743

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	436.43	
Special Features:	0	Val/Su Net:	401.78	
Final Total:	878700	Val/Su SzAd	500.11	

PARCEL ID

PARCEL ID											
029.A-0003-0007.2											

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

SKETCH

RESIDENTIAL GRID													
1st Res Grid	Desc: Line 1			# Units: 1									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB:	1					

IMAGE

AssessPro Patriot Properties, Inc